



**MINUTES AND MEMORANDA OF A MEETING  
OF  
THE BOARD OF DIRECTORS OF  
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: September 26, 2019

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority (“IHCDA” or “Authority”) was held on Thursday, September 26, 2019 at 10:00 at Indianapolis Marriott Downtown, Santa Fe Room, 350 West Maryland St., Indianapolis, Indiana 46225.

The following individuals were present at the meeting: Tracy Barnes (Lieutenant Governor Designee); Mark Wuellner (Indiana Treasurer of State designee); Mark Pascarella (Indiana Public Finance Director designee); Board Member, J. June Midkiff; Board Member, Michael Schopmeyer; Board Member Andy Place, Sr.; J. Jacob Sipe (IHCDA Executive Director); members of the staff of the Lieutenant Governor, members of the staff of the Authority, and the general public. Board Member, Tom McGowan was not in attendance.

Tracy Barnes served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Shenna Robinson served as Secretary.

**I. Approval of Minutes**

**A. Meeting Minutes**

A motion was made by Mark Wuellner to approve the August 22, 2019 Meeting Minutes, which was seconded by J. June Midkiff and the following Resolution was unanimously approved:

**RESOLVED**, the Minutes of the Board meeting held on August 22, 2019 are hereby approved to be placed in the Minute Book of the Authority.

**II. Real Estate**

**A. Bond Volume/4% Credits – Central Green Apartments**

Chairman Barnes recognized Peter Nelson, who presented a Bond Volume/4% Credits – Central Green Apartments.

**Background:**

IHCDA is empowered to act as the housing credit agency for the State to administer, operate, and manage the allocation of the Internal Revenue Service Section 42 low-income housing tax credit (LIHTC) program. The purpose of the LIHTC is to provide an incentive for private developers and investors to provide more affordable rental housing. This may be accomplished by new construction and rehabilitation of existing structures.

**Process:**

On January 1, 2019, IHCDA began the 2019A-B bond round for multi-family bond volume. The 7<sup>th</sup> application received and reviewed represented a total development cost of \$25,563,772 with \$19,000,000 in bond volume and \$970,819 in LIHTCs annually for 10 years to create 156 units of affordable housing. The initial application also included requests for a \$500,000 Affordable Housing and Community Development loan and a \$765,560 National Housing Trust Fund grant.

Mercy Housing Lakefront is proposing the new construction of 156 units of affordable housing, including 35 units of permanent supportive housing units for those who have experienced chronic homelessness. Residents will have access to onsite services provided through a partnership between Adult and Child Health and Mercy Housing’s resident services staff.

The development would be located on the site of the former Central State Hospital on the west side of Indianapolis. This area has seen recent investment resulting in a charter school, new roads and infrastructure, single and multi-family housing, and has quick access to various amenities and downtown Indianapolis.

During the round, the Real Estate Department staff reviewed the application to ensure it met the criteria set forth in the 2020-2021 Qualified Allocation Plan. Additionally, on September 17, 2019 the applicant was given an opportunity to present the development to members of the Executive Committee and the Real Estate Department. The Development Funding Summary Sheet is attached hereto as **Exhibit A**.

## Key Performance Indicators

### 2019 Bond Approvals

Location	# Affordable Units	Construction Type	Development Type
Fort Wayne & Huntington	224	Rehabilitation	Family
West Lafayette	174	Rehabilitation & New Construction	Age-restricted
East Chicago	206	New construction	Age-restricted
Evansville	307	Rehabilitation	Family
Mishawaka	128	Rehabilitation	Family
Bloomington	208	Rehabilitation	Family
Indianapolis	254	Rehabilitation	Family
Indianapolis	304	Rehabilitation	Family
Anderson	130	New Construction	Assisted Living
Hobart	75	New Construction	Supportive Housing
TOTAL:	2010		

Following discussion, a motion was made by Mark Wuellner to approve awarding \$19,000,000 in bond volume, \$970,819 in annual LIHTC, a \$500,000 Affordable Housing and Community Development Fund loan, and a \$765,560 National Housing Trust Fund grant to MHL 1 Central Greens, L.P. for Central Greens Apartments according to the terms of the 2019A-B Application Round, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding \$19,000,000 in bond volume, \$970,819 in annual LIHTC, a \$500,000 Affordable Housing and Community Development Fund loan, and a \$765,560 National Housing Trust Fund grant to MHL 1 Central Greens, L.P. for Central Greens Apartments according to the terms of the 2019A-B Application Round, as recommended by staff.

## B. County of Allen Stellar Owner-Occupied Rehabilitation Program

Chairman Barnes recognized Dani Miller, who discussed a recommendation regarding County of Allen Stellar Owner-Occupied Rehabilitation Program.

### Background:

The Stellar Communities Designation Program was launched in 2011 as a multi-agency partnership designed to recognize Indiana's smaller communities that have identified comprehensive community and economic development projects and activities as well as next steps and key partnerships. Through annual designation the Stellar Communities Designation Program (the "Program") provides resources for transformative quality of place community improvements by:

- Utilizing previous planning efforts
- Leveraging existing assets
- Fostering regional investments

- Stimulating continued growth for long-term relevance

Since 2010, over 60 communities have expressed interest in the Program and 35 strategic investment plans have been created.

The New Allen Alliance was designated as a Stellar Region in 2018 and identified Owner-Occupied Rehabilitation as a priority in its Strategic Investment Plan

IHCDA has set aside \$250,000.00 of Community Development Block Grant (“CDBG”) funds for each 2018 Stellar Region to use for Owner-Occupied Rehabilitation programs.

### Key Performance Indicators

IHCDA will track the following Key Performance Indicators in relation to this CDBG funding request:

1. The total number of households assisted with CDBG funds. IHCDA currently anticipates serving 14 households.
2. The total number of assisted households served containing targeted populations (individuals with disabilities, families with children ages six and under, aging in place households, veterans, and single parent households).
3. The number of municipalities that have never received CDBG OOR funds from IHCDA or that have not received funds in the past five years. All seven neighborhoods targeted with this award have never received CDBG OOR funds from IHCDA.

### Project Summary:

The Board of Commissioners of the County of Allen, Indiana is requesting \$250,000.00 to assist 14 homeowners with an owner-occupied rehabilitation project, targeting households within the New Haven, Grabill, Harlan, Hoagland, Leo-Cedarville, Monroeville, and Woodburn neighborhoods of rural, eastern Allen County.

Applications will be prioritized according to health and safety concerns, structural stabilization, aging in place, and energy efficiency. All beneficiaries will have household incomes at or below 80% of area median income. The Project Summary Sheet is attached hereto as **Exhibit B.**

<b>Applicant Name:</b>	The Board of Commissioners of the County of Allen, Indiana
<b>Project Name:</b>	County of Allen Stellar OOR Program
<b>CDBG Amount Recommended:</b>	\$250,000.00
<b>IHCDA Per Unit Subsidy (Rehabilitation, Relocation, Program Delivery):</b>	\$19,250.00
<b>Total Project Costs:</b>	\$250,000.00
<b>Location:</b>	Allen County
<b>Administrator:</b>	Brightpoint, Inc.
<b>Activity:</b>	Owner-Occupied Rehabilitation
<b>Award Type:</b>	CDBG grant

Following discussion, a motion was made by J. June Midkiff to approve the allocation of CDBG funding, in an amount not to exceed \$250,000.00, for the above-referenced request received during the current review period of the 2018 funding year, as recommended by staff. The motion was seconded by Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$250,000.00, for the above-referenced request received during the current review period of the 2018 funding year, as recommended by staff.

### C. 2020 Indiana Supportive Housing Institute

Chairman Barnes recognized Zach Gross, who discussed a recommendation regarding 2020 Indiana Supportive Housing Institute.

#### **Background:**

The Indiana Supportive Housing Institute (“Institute”) was created in 2008 to address homelessness among Hoosiers who have high service needs and many barriers to housing. The Institute is comprised of four monthly training sessions led by the Indiana Housing and Community Development Authority (“IHCDA”), in partnership with the Corporation for Supportive Housing (“CSH”), that allow development teams to learn best practices in supportive housing as they develop their project concepts. As a direct result of the Institute, 1,035 units have been created that provide housing and services to formerly homeless individuals and families. The entire portfolio of supportive housing in Indiana totals 2,289 units. Many of these additional units have been created by organizations that have previously completed an Institute and have decided to continue to develop new units in their communities.

IHCDA, in partnership with the CSH, is proposing to conduct its eleventh Institute. IHCDA and CSH will request proposals from teams consisting of, at minimum, a developer, a property manager, and supportive service provider to (1) develop and manage a supportive housing developments; (2) provide supportive services to the residents; and (3) create operating and service plans that ensure the property has low barriers to entry and a focus on housing stability for the residents

#### **Summary of the Initiative:**

CSH will release a Request for Proposals (“RFP”) to select eligible teams to participate in the Institute. IHCDA anticipates selecting up to a total of six teams under two categories:

1. 100% Supportive Housing Funded through Rental Housing Tax Credits (“RHTC”). Upon completion of the Institute, teams in this category will be eligible to request Rental Housing Tax Credits through IHCDA’s competitive Qualified Allocation Plan (“QAP”) application process. Supportive housing developments in which 100% of the units are designated as supportive housing are eligible to utilize the “Housing First” set-aside of the QAP. Participation in the Institute provides access to the set-aside but is not a guarantee that funding will be awarded to the team. To be eligible for this category, teams must include at least one organization, serving as either the developer or owner, which has not previously participated in an Indiana Supportive Housing Institute.
2. Integrated or 100% Supportive Housing Funded through the HOME program. Upon completion of the Institute, teams in this category will be eligible to request non-competitive grant funds through the HOME Investment Partnerships Program (“HOME”). These funds will be set-aside specifically for 2020 Institute teams and are non-competitive; however, teams must meet all threshold eligibility requirements, including compliance with HOME requirements and meeting IHCDA’s underwriting review. To be eligible for this category, the developer/owner partner must be a non-profit entity and certify with IHCDA as a Community Housing Development Organization (“CHDO”).

Development teams will be eligible to request additional capital funds from IHCDA through the National Housing Trust Fund (“HTF”) and Affordable Housing and Community Development Fund (“Development Fund”) programs contingent on funding availability.

Housing provided as a result of the Institute will be required to meet the following requirements:

1. Housing is permanent and affordable;
2. Tenants hold leases and acceptance of services is not a condition of occupancy;
3. Housing is based on the housing first model which includes eviction prevention and harm reduction strategies;
4. Comprehensive case management services are accessible by tenants where they live and, in a manner, designed to maximize tenant stability and self-sufficiency;
5. The supportive housing development must utilize the Continuum of Care Coordinated Entry system for tenant selection;
6. The supportive housing development must design tenant screening in a manner that ensures tenants are not screened out for having too little or no income, active or a history of substance use, a criminal record (with exceptions for program-mandated restrictions), or a history of victimization (e.g. domestic violence, sexual assault or abuse); and
7. The development must enter data into the Homeless Management Information System (“HMIS”).

Teams will be selected by an IHCD and CSH review committee. Recommendations for funding will be brought before the IHCD Board of Directors once teams have completed the Institute and have applied for funding from IHCD.

Responses will receive preference based on the geographic location of the proposed development as summarized in the table below. Locations are divided into “Regions” as used by the Indiana Balance of State Continuum of Care. Tiers are based on estimated need for supportive housing units in each Region using IHCD data sources.

Tier 1	
Region	Counties
Marion County	Marion County
12	Daviess, Dubois, Gibson, Knox, Perry, Pike, Posey, Spencer, Vanderburgh, Warrick
3	Adams, Allen, De Kalb, Huntington, Lagrange, Noble, Steuben, Wells, Whitley
2a	Saint Joseph
10	Greene, Lawrence, Martin, Monroe, Morgan, Owen
8	Boone, Hamilton, Hancock, Hendricks, Madison
Tier 2	
Region	Counties
7	Clay, Parke, Putnam, Sullivan, Vermillion, Vigo
2	Elkhart, Fulton, Kosciusko, Marshall
13	Clark, Crawford, Floyd, Harrison, Jefferson, Orange, Scott, Washington
11	Bartholomew, Brown, Decatur, Jackson, Jennings, Johnson, Shelby
1	Jasper, LaPorte, Newton, Porter, Pulaski, Starke
6	Blackford, Delaware, Grant, Jay, Randolph, Henry
Tier 3	
Region	Counties
1a	Lake
4	Benton, Carroll, Clinton, Fountain, Montgomery, Tippecanoe, Warren, White
5	Cass, Howard, Miami, Tipton, Wabash
9	Fayette, Franklin, Rush, Union, Wayne
14	Dearborn, Ohio, Ripley, Switzerland

The overall quality of responses will be evaluated by the review committee. Tiers will be used to give preference to responses of similar quality, they will not be the sole criteria for selection.

Following discussion, a motion was made by Mark Pascarella to approve the 2020 Indiana Supportive Housing Institute, as recommended by staff. The motion was seconded by Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve the 2020 Indiana Supportive Housing Institute.

#### **D. Housing Choice Voucher Annual Plan and 5 Year Plan Submission**

Chairman Barnes recognized Jeff Zongolowicz, who discussed a recommendation regarding Housing Choice Voucher Annual Plan and 5 Year Plan Submission.

#### **Background:**

The Veteran Affairs Supportive Housing (“VASH”) program allows each Public Housing Agency (“PHA”) to provide Housing Choice Vouchers to Veterans in partnership with the Department of Veterans Affairs (“VA”). VASH provides tenant-based rental assistance and supportive housing to chronically homeless veterans. The Veteran receives supportive services from the VA.

IHCDA administers the Section 8 Housing Choice Voucher Program (“HCV”) in areas of Indiana not served by other metropolitan and county public housing authorities (each a “PHA”). As a PHA, IHCDA must maintain a plan that governs public housing agency policies, programs, operations, and strategies for meeting the housing needs and goals of its jurisdiction (the “PHA Plan”). There are two parts to this PHA Plan: 1) the Five-Year Plan, which each PHA submits to the U.S. Department of Housing and Urban Development (“HUD”) once every fifth PHA fiscal year, and 2) the Annual Plan, which is submitted to HUD every year. Since some of the information required by the Annual Plan is contained in the Administrative Plan, the Administrative Plan must also be submitted to HUD annually. The Administrative Plan must conform with HUD regulations and state the PHA’s policy in those areas where the PHA has discretion to establish local policy.

**Process:**

The PHA Plan process was established by Section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.). The PHA Annual Plan describes the agency’s policies and procedures and must be reviewed each year. HUD requires that the plan be posted for a public comment period of no less than 45 days.

IHCDA has prepared its Annual Plan for submission on or before October 18, 2019. The submission includes:

- Exhibit C – Summary of Proposed Changes to HCV Administrative Plan
- Exhibit D – Summary of New Activities
- Exhibit E – PHA Certifications
- Exhibit F – Local Subcontracting Agencies
- Exhibit G – Annual Metrics
- Exhibit H – Five-Year Plan

Following discussion, a motion was made by Mark Wuellner to approve the HCV 2020 Annual Plan and 2020-2024 Five-Year Plan, as recommended by staff. The motion was seconded by Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve the HCV 2020 Annual Plan and 2020-2024 Five-Year Plan, as recommended by staff.

### **III. Community Service**

#### **A. FY 2019 Balance of State Continuum of Care Allocations & Methodology**

Chairman Barnes recognized Kristin Garvey who discussed a recommendation regarding FY 2019 Balance of State Continuum of Care Allocations & Methodology.

**Background:**

The Continuum of Care (“CoC”) funding for Permanent Supportive Housing and Rapid Rehousing projects is awarded through a competitive funding process by the U.S. Department of Housing and Urban Development (“HUD”). In order to apply for the funding for the Balance of State (“BoS”), which is comprised of 91 counties throughout Indiana, excluding Marion County, the BoS Continuum of Care (“IN-BoS-CoC”) Board of Directors conducts an internal application process, which is administered by IHCDA that allows eligible housing service providers within the BoS CoC to submit an application to IHCDA to apply for funding. Through the internal process the applicants are scored and ranked. Afterwards, IHCDA submits a formal application to HUD. HUD will make the final decision on whether an entity will receive funding and the amount of funding each entity will receive.

The IN-BoS-CoC Board designated IHCDA as the Collaborative Applicant, which means IHCDA is eligible to apply for Continuum of Care planning funds on behalf of the IN-BoS-CoC. A letter from the IN-BoS-CoC summarizing its participation in the Notice of Funding Availability for the CoC funding and the internal application process is attached hereto as **Exhibit I**.

In August 2019, the Loan Servicing Advisory Committee approved the IHCDA’s Homeownership Department’s request to submit this recommendation to the Board. Issuing this RFP will allow IHCDA to pursue the option of soliciting contractors, who can potentially provide more features, services and options.

**Process:**

In April 2019, HUD opened the registration for the FY 2019 NOFA for CoC funding. Current project funding recipients were required to submit documentation for review during the Internal Renewal Competition by April 30, 2019. On July 3, 2019, HUD released the final FY2019 NOFA for CoC funding and the following timelines were developed by the IN-BoS-CoC Board and both renewal and new project applications were due on August 16, 2019. The final project ranking was recommended by the Funding and Resource Committee on September 10, 2019, to the Indiana Balance of State Continuum of Care Board of Directors on September 13, 2019.

The IN BoS CoC portfolio of potential awards consists of both renewal applications and new and/or expansion applications, that consists of Permanent Supportive Housing, CoC Rapid Re-Housing, HMIS, CE and some specific domestic violence projects. The amount of 2019 funding being requested by IHCDA is summarized accordingly:

<b>Table A</b>		
Type	Applications Received	Requested Amount
Renewal Applications	66	\$13,467,886.00
New Applications	6	\$1,608,256.00
HMIS Funding	2	\$813,699.00
CE Funding	2	\$460,215.00
DV Renewal Funding	3	\$2,221,581
Planning Grant	1	\$648,550
	TOTAL	\$19,220,187.00

A list that includes the applicants that are being proposed for funding is set forth in Exhibit B, attached hereto and incorporated herein.

**Key Performance Indicators**

Organizations that receive CoC funding are evaluated on several key performance indicators (“KPIs”) that are reviewed and scored annually during the internal review competition. These KPIs include, but are not limited to, the following: adherence to housing first principles, HMIS data quality, coordinated entry participation, exits to permanent housing, increases in household total and earned incomes, utilization rate and expenditure of CoC grant funds, number of individuals served, and the project’s cost effectiveness.

Following discussion, a motion was made by Andy Place to approve the use of the current methodology for scoring and ranking that was created by IHCDA staff and the Indiana Balance of State Continuum of Care Board of Directors for the FY 2019 CoC applicants set forth in Exhibit J, attached hereto, as recommended by staff. The motion was seconded by J. June Midkiff. The motion passed unanimously.

**RESOLVED**, that the Board approve the use of the current methodology for scoring and ranking that was created by IHCDA staff and the Indiana Balance of State Continuum of Care Board of Directors for the FY 2019 CoC applicants set forth in Exhibit J, attached hereto, as recommended by staff.

Following discussion, a motion was made by Mark Pacarella to approve allocating BoS CoC Grant funds in an aggregate amount not to exceed \$19,220,187.00 for the FY 2019 Continuum of Care annual funding application for the organizations listed in Table A, as directed by HUD, as recommended by staff. The motion was seconded by Andy Place, Sr. The motion passed unanimously.

**RESOLVED**, that the Board approve allocating BoS CoC Grant funds in an aggregate amount not to exceed \$19,220,187.00 for the FY 2019 Continuum of Care annual funding application for the organizations listed in Table A, as directed by HUD, as recommended by staff.

**IV. Community Programs****B. Fast Track Individual Development Account Allocations**

Chairman Barnes recognized Veronica Watson who discussed a recommendation regarding Fast Track Individual Development Account Allocations.

**Background:**

The Individual Development Account Program (“IDA”) is a matched savings program designed to assist low income families in developing personal finance skills and building assets. Indiana’s program was established in 1997 pursuant to IC 4-4-28 and is one of the oldest asset building programs in the country.

Each year, IHCD awards a number of Individual Development Accounts to Community Development Corporations (“CDCs”). The CDCs are charged with program administration, training, technical assistance, and participant recruitment. The CDCs receive an administrative fee in the amount of \$500 per IDA account opened, in addition to matching funds for each account. Participants must save in order to receive matching funds and make a qualified asset purchase. Qualified assets may include any of the following: education, job training, home purchase, owner-occupied repair to their home, vehicle purchase, and small business development or expansion, as described in IC 4-4-28-16.

The income levels of eligible participants may not exceed 200 percent of the federal poverty level and participants must sign a savings plan agreement with their CDC. Additionally, participants must complete financial literacy and asset-specific goal training before utilizing any matching funds.

**Fast Track Funding Round**

In 2016, IHCD awarded \$1,463,000 in combined state and federal funds to 26 CDCs to administer 308 accounts. This was the last year IHCD received federal funding for IDAs. Some of those 26 CDCs were only able to use a portion of their 2016 allocation. In July of 2019, IHCD offered those CDCs the opportunity to return their portion of unused funds to IHCD to be reallocated to other CDCs.

These reallocated funds will follow federal regulations but use a more updated matching rate: a 3:1 match rate with \$4,500 provided in match for \$1,500 saved by participants. Since the 2016 round of federal funding ends in September 2021, CDCs have until then to fill these accounts and ensure participants complete asset purchases.

**Process:**

IHCD deallocated \$333,500 from 11 CDCs that were awarded 2016 funding. This allows for 66 new accounts to be reallocated at \$5,000 per account (\$4,500 match + \$500 admin) for a total of \$330,000 to be awarded.

In August 2019, IHCD released its Fast Track IDA program application to eligible CDCs. The applications were reviewed by the Community Programs Analyst for IDA, as well as staff from several different IHCD departments. The applications were reviewed based on previous experience with the IDA program and/or related programs, ability to serve Limited English Populations, how many counties are served, established community partnerships, plans for fulfilling the program’s educational requirements, and how IDA fits with an applicant’s mission. Out of a possible 100 points, organizations had to receive 60 in order to pass threshold and receive IDA accounts

IHCD received twelve applications, three of which were new applicants to the IDA program. Eleven applicants are recommended by staff to serve as program administrators.

One of the applicants did not meet the 60-point minimum threshold.

<b>Table A</b>			
	Requested Accounts	Awarded Accounts	Total Award
<b>Active Grace Inc.*</b>	5*	0	\$0.00
<b>Edna Martin Christian Center*</b>	5	2	\$10,000.00
<b>Marion, Hamilton, Hendricks, Hancock and Johnson</b>			
<b>Habitat for Humanity of Evansville</b>	7	3	\$15,000.00
<b>Vanderburgh, Posey</b>			
<b>Habitat for Humanity of Gibson County</b>	2	1	\$5,000.00
<b>Gibson</b>			



Habitat for Humanity of Morgan County	2	1	\$5,000.00
<b>Morgan</b>			
HOPE of Evansville	20	10	\$50,000.00
<b>Vanderburgh, Warrick, Posey, Spencer, Gibson, Perry</b>			
Joshua's Hand Community Housing Development Organization*	5	2	\$10,000.00
<b>Allen, Adams, Dekalb Wells, Whitely,</b>			
Lacasa, Inc.	25	12	\$60,000.00
<b>Elkhart Co., Saint Joseph Co., LaGrange Co., Marshal Co., Noble Co., Kosciusko Co.</b>			
Mapleton-Fall Creek Development Corporation	10	5	\$25,000.00
<b>Marion, Hendricks</b>			
Pathfinder Services, Inc.	50	24	\$120,000.00
<b>Dekalb, Elkhart, Fulton, Huntington, Kosciusko, Lagrange, Marshall, Miami, Noble, St. Joseph, Starke, Steuben, Wabash, Whitley, Adams, Allen, Blackford, Delaware, Grant, Jay, Madison, Wells, Marion</b>			
PathStone Corporation	8	4	\$20,000.00
<b>Delaware, Madison, Henry, Blackford, Randolph, Wayne</b>			
REAL Services	4	2	\$10,000.00
<b>St. Joseph, Elkhart, Fulton, Kosciusko, Marshall</b>			
	138	66	\$330,000.00
<b>*New Applicant</b>			
<b>Award Methodology: Multiplied requests by .48 and rounded</b>			
<b>Total Award = Awarded Accounts * \$5,000 (\$4,500 for match + \$500 for admin)</b>			

### Key Performance Indicators

- We will track the number of accounts that are opened and the number of those accounts that were used to make approved asset purchases during each grant cycle.

Following discussion, a motion was made by Mark Wuellner to approve awarding the 11 applicants as set forth in Table A, IDA funding in an aggregate amount not to exceed \$330,000, to be used to administer the Fast Track IDA Program, as recommended by staff. The motion was seconded by Michael Schopmeyer. The motion passed unanimously.

**RESOLVED**, that the Board approve awarding the 11 applicants as set forth in Table A, IDA funding in an aggregate amount not to exceed \$330,000, to be used to administer the Fast Track IDA Program, as recommended by staff.

### V. Program Update

#### A. Year 2 Strategic Plan Update

Chairman Barnes recognized Kyleen Welling who presented a Year 2 Strategic Plan Update. Her presentation is attached hereto as **Exhibit K**.

No action is required, as this is an update to the Board.
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### VI. Executive

## **A. Executive Update**

Chairman Barnes recognized J. Jacob Sipe, who presented the Executive Update.

### **1. Indiana Housing Conference:**

- a. J. Sipe thanked the IHCD staff for participating and helping have another successful Indiana Housing Conference.
- b. The Indiana Housing Conference is a day and a half event hosted in partnership with the Indiana Affordable Housing Council. This morning is the official kickoff and the board meeting kind of aligns at the same time as the conference.
- c. J. Sipe thanked the team for working hard over the last several months to pull the conference off.
- d. J. Sipe mentioned that the Lt. Governor's Awards Luncheon will be held tomorrow, and the Board members were invited to attend and be a part of the luncheon.
- e. J. Sipe will share the awards that were presented during the luncheon with the Board at next Board meeting.

### **2. Modular Workforce Housing Update:**

- a. IHCD has put forth initiatives to address some of the challenges related to workforce housing across the state. The first initiative was the modular workforce housing initiative that the Board approved last month with the Affordable Housing Corporation of Marion and LaCasa, which is based in Goshen.
- b. Last week J. Sipe attended an event in Elkhart where LaCasa is starting its modular housing program initiative.
- c. The event, which was related to the Modular Workforce Housing Program was widely successful and received a lot of attention throughout the community and region.
- d. J. Sipe will be going to Elkhart next week to walk through a couple of the modular housing manufacturer facilities, where the homes are being built.

### **3. Anchor Employer Demonstration Program:**

- a. The second workforce housing initiative that IHCD put a lot of effort into developing is the Anchor Employer Demonstration Program.
- b. J. Sipe thanked the internal team and M. Rayburn for their efforts in developing the Anchor Employer Demonstration Program.
- c. The Anchor Employer Demonstration Program is where IHCD had budgeted four million dollars to partner with an anchor employer to invest into creating housing that spans a variety of different income levels. Similar to how employers have a pay scales at different income levels this housing is designed to support those different pay scales.
- d. IHCD issued the RFQ and received four responses. J. Sipe stated that it was perfect for IHCD because no one had to be denied.
- e. All four employers passed the requirements that IHCD had established. IHCD will be partnering with Zimmer Biomet in Warsaw, French Lick Resort, Impact CNC in Columbia City, and IU Health in Indianapolis. These four employers will work with IHCD on developing an investment strategy for their communities.
- f. IHCD also partnered with Thomas P. Miller to help with the facilitation and working with these employers to ensure that IHCD is developing housing, investing in the housing, and thinking about workforce development and creating innovative thought leadership around this process.
- g. On November 13th and 14<sup>th</sup>, IHCD will have a kickoff meeting with the employers and Thomas P. Miller to help facilitate the conversation in order to get into the weeds and develop a strategic investment strategy.
- h. All four employers have concepts and ideas that they will be sharing them amongst each other, and they all have different approaches on how to invest at the local level in order to meet the needs of their communities.
- i. The four employers will report out and each Board member is welcome to attend the report out and hear the employers' thoughts on how they will be investing with IHCD.
- j. J. Sipe is excited about the partnerships with these employers.
- k. When IHCD is ready to begin making investments, these recommendations will be brought to the Board to request approval to make those investments.
- l. It will be a dollar for dollar with the employers that IHCD is sharing. It is a risk sharing program so both IHCD and employers are sharing risk.

4. **U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration Program:**

- a. A couple of weeks ago, J. Sipe and M. Rayburn had the opportunity to meet with HUD officials to gain a better understanding regarding HUD’s initiative for the Rental Assistance Demonstration Program (“RAD”).
- b. J. Sipe and M. Rayburn met with 21 Indiana public housing authorities to discuss strategies on how to convert their public housing units to project-based section 8 contracts. It’s like moving from one platform to a different platform and it is important because it attracts private capital and that can accomplish through multifamily bonds and 4% credits or potentially 9% credits.
- c. HUD Secretary Ben Carson attended the meeting, helped start the meeting, and opened the floor for thoughts and ideas on what potential role could a state and finance agency play in trying to support PHAs move to this new platform and to attract private capital to substantially rehab their units and preserve those affordable units.
- b. J. Sipe and M. Rayburn were very proud to be a part of the discussion and to continue to think about what is IHCD’s role and how does IHCD continue to think creatively about its financial instruments.
- c. J. Sipe and M. Rayburn have ideas and will be sharing them with the Board in the first quarter of 2020 regarding thinking through a new role for IHCD, in terms of supporting of its local PHAs as they try to preserve these properties.

5. **Biennial Ethics Training:**

- a. J. Sipe notified the Board members that K. Welling is going to reach out to each of them regarding completing the biennial ethics training.
- b. The Board members will each receive an email from K. Welling with instructions on how to complete the training. The training will be located on the Indiana Office of Inspector General’s website, and Board members are required print their certificate of completion when the training is completed because the website is not set up to track completions.

6. **August Board Meeting Location:**

- a. Next month’s Board Meeting will be held on October 24, 2019 at 10:00 am at 30 S. Meridian St., Ste 900 Indianapolis, Indiana 46204.

No action is required, as this is an update to the Board
--

**VII. Other Business**

There being no further business, a motion was made by Mark Pascarella to adjourn the meeting, which was seconded by J. June Midkiff; the motion passed unanimously, and the meeting was adjourned at 11:09 a.m.

Respectfully submitted,

  
\_\_\_\_\_  
Lieutenant Governor, Suzanne Crouch, or her designee

ATTEST:

  
\_\_\_\_\_  
J. Jacob Sipe  
Executive Director for IHCD

# Exhibit A



**INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**  
**2019A-B Bond Round**



PROJECT NAME: Central Greens Apartments

SITE LOCATION: 3355 Kirkbride Way  
Indianapolis, IN 46222

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Multi-Family/Supportive Housing

APPLICANT: MHL 1 Central Greens, L.P.

PRINCIPALS: MACO Properties, LLC  
Mercy Housing Lakefront

**# OF UNITS AT EACH SET ASIDE**

80% of AMI:	36
60% of AMI:	85
50% of AMI:	0
30% of AMI:	35
Market Rate:	0

**UNIT MIX**

Efficiency:	0
One bedroom:	60
Two bedroom:	96
Three bedroom:	0
Four bedroom:	0
Total units:	156

TOTAL PROJECTED COSTS:	\$25,591,899
TAX CREDITS PER UNIT:	\$6,223.19

CREDIT REQUESTED:	\$970,819
CREDIT RECOMMENDED:	\$970,819
BOND VOLUME REQUESTED:	\$19,000,000
BOND VOLUME RECOMMENDED:	\$19,000,000
DEVELOPMENT FUND REQUESTED:	\$500,000

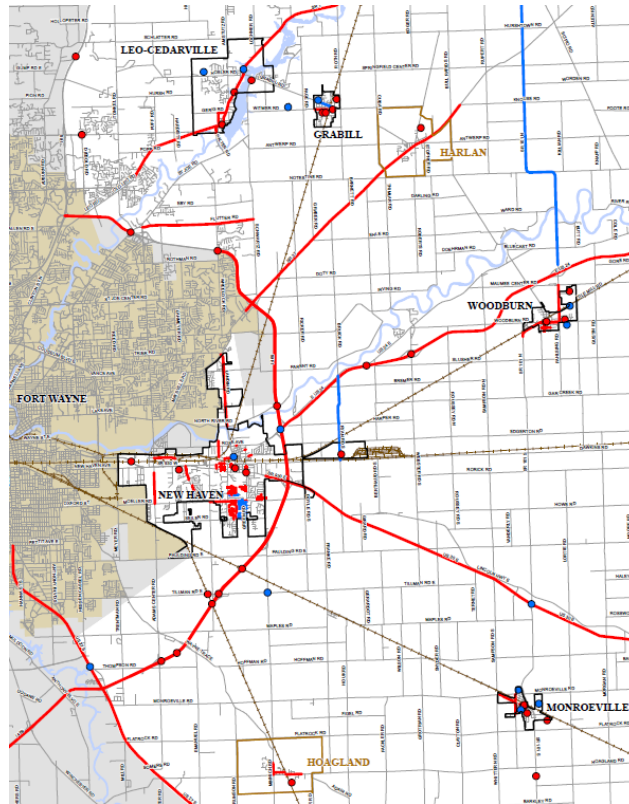
DEVELOPMENT FUND RECOMMENDED:	\$500,000
HOUSING TRUST FUND REQUESTED:	\$765,560
HOUSING TRUST FUND RECOMMENDED:	\$765,560

APPLICANT NUMBER:	2019A-B-007
BIN NUMBER:	IN-19-02300
DEVELOPMENT FUND LOAN NUMBER:	DFL-019-128
HOUSING TRUST FUND GRANT NUMBER:	HTF-019-001
SELF SCORE:	65
IHCDA SCORE:	40

## Exhibit B



### PROJECT FUNDING SUMMARY SHEET



**County of Allen Stellar OOR Program  
Board of Commissioners of the County of Allen, Indiana  
Allen County**

**PROJECT SUMMARY:** The rehabilitation of fourteen owner-occupied homes in Allen County which was designated a Stellar Region in 2018. The Board of Commissioners of the County of Allen, Indiana will give priority to seniors and lowest income applicants.

**PRESENTER:** Dani Miller, Real Estate Production Analyst

**AMOUNT OF  
FUNDING  
REQUESTED:**

\$250,000.00

**AMOUNT &  
SOURCE OF  
FUNDING  
RECOMMENDED:**

\$250,000.00  
CDBG grant

# Exhibit C

## Summary of Proposed Policy Changes to HCV Administrative Plan

Page:	Throughout
Chapter:	Improve readability of the plan
Summary:	Removed unnecessary references to Public Housing and eliminated duplicative guidance

Page:	Chapter 1
Purpose:	Reduce unnecessary information
Summary:	Chapter was reduced to a brief overview of IHCD mission, the HCV program, and a brief description of the purpose of the administrative plan.

Page:	Chapter 4
Chapter:	Redesign Waitlist Preferences to better align them with IHCD goals and better position IHCD for future funding
Summary:	A 50 point preference was added for youth exiting foster care and child welfare involved families. The Homelessness preference was changed to a limited preference which will be provided to up to 100 households a year referred through Coordinated Entry. A limited preference was added for Moving On which will be provided to up to 50 households a year that are moving on from CoC funded Supportive Housing.

Chapter:	Chapter 8
Purpose:	Minor HQS changes and procedural changes to reduce administrative burden
Summary:	Added a requirement for all units with a CO source to have Carbon Monoxide Detectors Allow for failed inspection remediation to be verified remotely when proof of remediation photo is presented and tenant verifies the issues has been remediated.

Page:	Chapter 17
Chapter:	Changes were made throughout Chapter 17 to clarify the PBV selection process.
Summary:	<p>The selection criteria was changed to clarify that proposals are only accepted through an RFP process or on an ongoing basis from Owners that were previously competitively selected for the Indiana Permanent Supportive Housing Institute.</p> <p>The vacancy payment policy was changed to state that IHCD will not provide vacancy payments to owners.</p> <p>The allowable security deposit charge in the program was changed from an “appropriate amount” to an amount not in excess of what is charged to unassisted tenants.</p> <p>Language was added to provide IHCD with the option to add units to an existing HAP contract if the owner agrees to operate the units as Permanent Supportive Housing.</p>

# **Exhibit D**

## **Summary of New Activities**

IHCDA (IN901) has applied for an additional award of Mainstream Vouchers and an award of VASH funds in partnership with the Jesse Brown (Chicago) VA Medical Center.

IHCDA (IN901) anticipates making additional awards of Project Based Vouchers to support the development of Permanent Supportive Housing units throughout Indiana.



# **Exhibit E**

## **PHA Certifications**

The following HUD forms are attached:

- HUD Form 50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations
- HUD Form 50077-SL Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
- HUD Form 50077-CR Civil Rights Certification

# Exhibit F

## Local Subcontracting Agencies

Local Subcontracting Agency	Counties Served
Area IV Agency on Aging and Community Action Programs, Inc.	White, Carroll, Tippecanoe, Clinton
Community Action of Greater Indianapolis, Inc.	Hendricks, Boone, Hamilton, Tipton
Community Action of Northeast Indiana Inc DBA Brightpoint	Elkhart, Lagrange, Steuben, Noble, De Kalb, Whitley, Allen
Community Action of Southern Indiana, Inc.	Harrison, Floyd, Clark
Community and Family Services, Inc.	Wabash, Huntington, Wells, Adams, Blackford, Jay, Randolph
Community Action Program Inc of Western Indiana	Benton, Warren, Fountain, Vermillion
Hoosier Uplands Economic Development Corporation	Greene, Daviess, Martin, Lawrence, Orange, Washington, Pike, Dubois
Human Services, Inc.	Johnson, Shelby, Bartholomew, Decatur, Jackson
Interlocal Community Action Program Inc.	Madison, Hancock, Henry, Wayne, Rush
Lincoln Hills Development Corporation	Gibson, Vanderburgh, Warrick, Spencer, Crawford
Northwest Indiana Community Action Corporation	Lake, Porter, LaPorte, Newton, Jasper, Pulaski, Starke
Ohio Valley Opportunities, Inc.	Jennings, Scott, Jefferson
Peru Housing Authority	Miami, Cass, Howard, Grant
South Central Community Action Program Inc.	Clary, Owen, Morgan, Monroe, Brown
Southeastern Indiana Economic Opportunity Corporation	Union, Franklin, Ripley, Dearborn, Ohio, Switzerland
Warsaw Housing Authority	Marshall, Fulton, Kosciusko

# Exhibit G

## Housing Choice Voucher – Metrics (as of 9/11/2019)

### Households Currently Being Served

Persons with a Disability	Veterans	Homeless at Admission	Families with Children	Average Annual Income
3170	273	835	1531	\$11,406
Total Households Served 5101			Total Individuals Served 9,311	

### Voucher Program Type Utilization

Tenant-Based	4236 Traditional Housing Choice Vouchers for Low-Income Households
Project-Based	355 vouchers for Permanent Supportive Housing for Persons Experiencing Chronically Homeless and a Disability
Veterans Affairs Supportive Housing	226 Vouchers for Veterans Experiencing Homelessness Receiving Veterans Affairs Supportive Services
Non-Elderly Disabled Mainstream	245 Vouchers for Persons Under the Age of 62 with a Disability with a Preference for De-Institutionalization
Section 811 Mainstream	9 Vouchers for Persons or Household Member with a Disability with a Preference for De-Institutionalization

### Funds Utilized

Housing Assistance Payments	Budget Authority Utilization	Average Voucher Rental Subsidy	Average Tenant Paid Rent
\$21,322,288	99.6%	\$447	\$183

### HUD Benchmarks

Voucher Report Success Rate	Management Assessment Score
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IHCDA Rating: 101% HUD Benchmark: 95.00%	IHCDA Rating: 93% HUD Designation: High Performing
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# Exhibit H

A.	<b>PHA Information.</b>																																				
A.1	<b>PHA Name:</b> <u>Indiana Housing and Community Development Authority</u> <b>PHA Code:</b> <u>IN901</u>																																				
	<b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01 / 2020</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																																				
	<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>																																				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																																				
	<table border="1"> <thead> <tr> <th data-bbox="178 1312 397 1375" rowspan="2">Participating PHAs</th> <th data-bbox="397 1312 527 1375" rowspan="2">PHA Code</th> <th data-bbox="527 1312 803 1375" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="803 1312 1128 1375" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1128 1312 1463 1344">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1128 1344 1274 1375">PH</th> <th data-bbox="1274 1344 1463 1375">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="178 1375 397 1501">Lead PHA:</td> <td data-bbox="397 1375 527 1501"></td> <td data-bbox="527 1375 803 1501"></td> <td data-bbox="803 1375 1128 1501"></td> <td data-bbox="1128 1375 1274 1501"></td> <td data-bbox="1274 1375 1463 1501"></td> </tr> <tr> <td data-bbox="178 1501 397 1648"></td> <td data-bbox="397 1501 527 1648"></td> <td data-bbox="527 1501 803 1648"></td> <td data-bbox="803 1501 1128 1648"></td> <td data-bbox="1128 1501 1274 1648"></td> <td data-bbox="1274 1501 1463 1648"></td> </tr> <tr> <td data-bbox="178 1648 397 1795"></td> <td data-bbox="397 1648 527 1795"></td> <td data-bbox="527 1648 803 1795"></td> <td data-bbox="803 1648 1128 1795"></td> <td data-bbox="1128 1648 1274 1795"></td> <td data-bbox="1274 1648 1463 1795"></td> </tr> <tr> <td data-bbox="178 1795 397 1936"></td> <td data-bbox="397 1795 527 1936"></td> <td data-bbox="527 1795 803 1936"></td> <td data-bbox="803 1795 1128 1936"></td> <td data-bbox="1128 1795 1274 1936"></td> <td data-bbox="1274 1795 1463 1936"></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																						
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				PH	HCV																																
Lead PHA:																																					

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p><b>Mission, Vision and Values</b></p> <p><b>IHCDA MISSION</b></p> <p>To provide housing opportunities, promote self-sufficiency, and strengthen communities.</p> <p><b>IHCDA VISION</b></p> <p>An Indiana with a sustainable quality of life for all Hoosiers in the community of their choice.</p> <p><b><i>IHCDA Strategic Priorities</i></b></p> <p><u>To accomplish this we will:</u></p> <p>Create and preserve housing for Indiana’s most vulnerable population.</p> <p>Enhance self-sufficiency initiatives in existing programs.</p> <p>Promote a value-driven culture of continuous improvement.</p> <p>Promote place-based initiatives that will allow Hoosiers opportunities to improve their quality of life.</p> <p><b>IHCDA VALUES</b></p> <p><b>COLLABORATION</b></p> <p>Associates contribute to status as an industry leader by actively seeking collaborative opportunities with colleagues and partners to achieve shared goals and maintain acceptable risk levels while promoting trust, open communication, and learning.</p> <p><b>CONTINUOUS IMPROVEMENT</b></p> <p>Find new ways to be more efficient by questioning the status quo, changing outdated processes and procedures, being open to new ideas for the future, and providing solution-oriented results/outcomes.</p> <p><b>FAIRNESS</b></p> <p>Including people of all demographics in IHCDA programs. Maximizing choice and affirmatively furthering fair housing.</p> <p><b>INTEGRITY</b></p> <p>Always being honest and fair with associates as well as clients. Exhibiting high ethical and</p>

	<p>moral standards. Administering public funds with the best interest of the public in every decision.</p> <p><b>RESPECT</b> Treating others, associates as well as clients, as you would like to be treated.</p> <p><b>STEWARDSHIP</b> Fairly and inclusively managing finances and programs. Managing the taxpayer's money and IHCD's money as if it was your own.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>The Indiana Housing and Community Development Authority envisions an Indiana with vibrant rural and urban communities which provide ready access to safe, decent and affordable housing, essential community needs, and economic opportunity to all Hoosiers.</p> <p>IHCDA will make every effort to expand and improve housing opportunities by applying for additional rental vouchers and leveraging private and public funds to create additional housing opportunities. IHCDA will focus its efforts on the following 4 areas:</p> <ol style="list-style-type: none"> <li>1. Individual and Family Economic Stability: As communities are made up of individuals and families, our commitment to improve economic stability is also a critical strategy. IHCDA supports the efforts of individuals to improve themselves and their families by building and preserving assets, increasing income through education and training, and making optimal decisions regarding their financial future. <ul style="list-style-type: none"> <li>• Pilot the Housing Choice Voucher Family Self-Sufficiency or similar alternative program by 12/31/2021</li> </ul> </li> <li>2. Ending Homelessness: IHCDA and its partners focus on systemically preventing and ending homelessness for those most vulnerable in our communities. By identifying and targeting the most appropriate housing solutions, we can minimize the number of people who enter the homeless delivery system and duration of time they spend in it. For the chronically homeless IHCDA will continue to prioritize interventions that use the Housing First model. Our collective goal is to ensure that everyone has a place to call home. <ul style="list-style-type: none"> <li>• Effectively apply, secure and deploy new HUD/VA Supportive Housing Choice Vouchers to increase the number of veteran households served, thereby reducing the number of homeless veterans.</li> <li>• Decrease the percentage of the overall homeless population, with a particular focus on the chronically homeless and veteran populations, through strengthening the partnerships between services providers and owners of existing permanent supportive housing units to link housing and wrap-around services.</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• Commit an additional 500 units of Project-based Vouchers over the next five (5) years for permanent supportive housing serving, disabled, chronically homeless, and veteran populations.</li> </ul> <p>3. Aging In-Place: Aging in place refers to adapting our collective living environment so it is safer, more comfortable, and increases the likelihood a person can live independently and remain at home as circumstances change. On a broader scope, while primary target populations for aging in place strategies include seniors, families with seniors, and persons with disabilities, everyone benefits from communities that are accessible, visitable, and livable.</p> <ul style="list-style-type: none"> <li>• Collaborating with external partners to increase Mainstream voucher recipients, thereby furthering the resources and promote the choice of independent living.</li> <li>• Increasing housing search resources available for program participants who require accessibility features in their homes</li> </ul> <p>4. Sustainable and Affordable Housing: Help Hoosiers keep, maintain, and/or find homes at affordable rates and costs via weatherization, owner-occupied rehab, single family programs, affordable rental housing, rental and utility assistance.</p> <ul style="list-style-type: none"> <li>• Accepting and facilitating transfers of divesting PHAs and partial transfers, where feasible, to preserve and minimize the negative impact of affected Communities, Families and Children who stand to lose (through no fault of their own) affordable housing opportunities in the State of Indiana</li> </ul>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>2015-2019 5 Year Plan goals and progress updates:</p> <ol style="list-style-type: none"> <li>1. Implement the Housing Choice Voucher Family Self-Sufficiency program in four (4) urban and rural pilot areas by 12/31/14 <ul style="list-style-type: none"> <li>• After initially studying the viability of an FSS program it was determined the administrative cost of administering the program was significant and the program was not pursued further.</li> </ul> </li> <li>2. Collaborating with the IDA program to widen the financial literacy of the FSS program participants <ul style="list-style-type: none"> <li>• When the decision was made to not pursue the FSS program this goal was also not pursued further. IHCD is currently seeking a AmeriCorps VISTA to study potential collaboration opportunities between the HCV and IDA programs.</li> </ul> </li> <li>3. Effectively apply, secure and deploy new HUD/VA Supportive Housing Choice Vouchers to increase the number of veteran households served, thereby reducing the number of homeless veterans. <ul style="list-style-type: none"> <li>• Between 2015 and 2019 IHCD received 8 additional awards of VASH vouchers totaling 251 vouchers.</li> </ul> </li> </ol>



4. Decrease the percentage of the overall homeless population, with a particular focus on the chronically homeless and veteran populations, through strengthening the partnerships between services providers and owners of existing permanent supportive housing units to link housing and

<b>Total Homeless Population and Selected Subpopulations</b>			
<b>Year</b>	<b>Veteran Households</b>	<b>Chronically Homeless individuals</b>	<b>Total Persons</b>
2015	345	365	3664
2016	282	357	3711
2017	287	330	3655
2018	278	244	3576
2019	305	241	3904

wrap-around services.

5. Commit up to 20% of the HCV program funds or up to an additional 250 units over the next five (5) years for permanent supportive housing (PSH) serving, disabled, chronically homeless, and veteran populations.

- IHCD A awarded 399 additional PBV for the creation of PSH from 2015-2019.

6. Create aging in place opportunities and partnerships with such programs as rental housing set-asides, owner-occupied rehabilitation, energy programs, etc.

- IHCD A has partnered with the Governor's Council on Aging to conduct landlord outreach which includes education about programs and funding available for home modifications which can provide aging in place opportunities to HCV participants

7. Collaborating with FSSA to increase Mainstream voucher issuance to Money Follows the Person recipients, thereby furthering the resources and promote the choice of independent living.

- IHCD A has partnered with Area Agencies on Aging, Centers for Independent Living, and the Governor's Council on Disability to identify mainstream eligible households and provide these households with mainstream vouchers.

8. Participating and becoming active in internal and external committees and conferences to gain knowledge, provide exposure, and align collaborative relationships involving the HCV and PBCA programs.

- IHCD A has participated in collaborative meetings and committees with the Indiana Family and Social Services Administration Division of Aging to align efforts around independent senior housing, affordable assisted living, and other housing options to support aging in place. In addition, IHCD A has participated in listening sessions and workgroups with the Indiana AARP office to discuss the housing needs of seniors across Indiana. IHCD A emphasizes an aging-in-place approach through its capital funding programs by prioritizing projects that exceed accessibility requirements and that adapt universal design features to allow persons of all ages and abilities to access affordable housing.

9. Accepting and facilitating transfers of divesting PHAs and partial transfers, where feasible, to preserve and minimize the negative impact of affected Communities, Families and Children who stand to lose (through no fault of their own) affordable housing opportunities in the State of Indiana

- In the last several years IHCD A has absorbed vouchers from several divesting PHAs including Marshall County Housing Authority and Fulton County Housing Authority. Additionally

	IHCDA has provided Tenant Protection Vouchers to preserve affordability for families in eligible properties.
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>IHCDA has implemented policies to ensure individuals and families entitled to VAWA protections are provided the opportunity to move with minimum barriers. The safety and well-being of the participant is given priority throughout IHCDA's policies. Relevant excerpts of the IHCDA admin plan are attached.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification will be considered in the event that such an amendment is considered to be beneficial to the advancement of the IHCDA mission. Any significant amendment or modification will require IHCDA Board approval.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? No</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The RAB provided feedback on the PHA Administrative plan but has not provided feedback to the 5-Year PHA plan.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan</p>

# Exhibit I

**To:** IHCD Board of Directors  
**From:** Indiana Balance of State Continuum of Care (“IN-BOS CoC”) Board  
**Date:** September 26, 2019  
**Re:** IN-BOS CoC Board Participation

During the course of fulfilling the charter of the IN-BOS CoC and assisting IHCD with complying with 24 CFR 578.75(g), the IN-BOS CoC Board has contributed to the CoC program competitive application in the following ways:

- Involved in the selection process for Housing Innovations, the consultants IHCD contracted with to assist in the preparation and submission of IHCD’s IN-BOS COC FY2019 program year NOFA.
- Developed the NOFA application timelines for the FY2019 program year.
- Approved policies associated with the competitive process.
- Approved the CoC Planning Grant.
- Approved the scoring for renewal applications and new applications for the FY2019 program year.
- Approved the ranking of the projects for the FY2019 program year through Funding & Resources committee of the IN-BOS-CoC.
- The entire board will vote on accepting the recommendations from Funding & Resources at the September 2019 CoC Board meeting.



Laura Berry  
President, IN BOS COC Board of Directors

## Exhibit J

Rank	Tier	Score	Grant Agency Name	Organization Name	Project Name	Expiring Grant No.	Proj Type	Region	Renewal Demand (2019 Total Budget)	Running ARD
1	1	115	A Better Way Services, Inc.		ABW Rapid Rehousing 2019	IN0192L5H021802	RRH	6	\$ 136,988	\$ 136,988
2	1	115	Housing Opportunities, Inc.		Creekview	IN0118L5H021809	PSH	1	\$ 185,900	\$ 322,888
3	1	110	Lafayette Transitional Housing Center		LTHC Rapid Re-Housing	IN0178L5H021804	RRH	4	\$ 232,660	\$ 555,548
4	1	105	ECHO Housing Corporation		Lucas Place FY2019	IN0166L5H021805	PSH	12	\$ 106,106	\$ 661,654
5	1	105	IHCDA	Housing Opportunities, Inc.	McCord Rapid Rehousing FY2019	IN0171L5H021805	RRH	1	\$ 65,397	\$ 727,051
6	1	105	Indiana University Health Bloomington, Inc.		FY 2019 Housing Links	IN0105L5H021806	PSH	10	\$ 85,116	\$ 812,167
7	1	105	Mental Health America of West Central Indiana, Inc.		Community Younty Center	IN0023L5H021811	PSH	7	\$ 75,579	\$ 887,746
8	1	103	Housing Opportunities		Perm 4	IN0045L5H021811	PSH	1	\$ 187,315	\$ 1,075,061
9	1	103	Indiana University Health Bloomington, Inc.		FY2019 Bridges Supportive Housing	IN0124L5H021809	PSH	10	\$ 152,132	\$ 1,227,193
10	1	103	Mental Health America in Allen County, Inc.		Cedars Hope I MHANI FY2019	IN0125L5H021809	PSH	3	\$ 89,749	\$ 1,316,942
11	1	102	Blue River Services, Inc.		Blue River Stepping Stone Apartments	IN0029L5H021811	PSH	13	\$ 55,635	\$ 1,372,577
12	1	100	Aurora, Inc.		Vision 1505 CoC FY2019 Renewal Project	IN0151L5H021804	PSH	12	\$ 420,914	\$ 1,793,491
13	1	100	LifeSpring, Inc.		LifeSpring PSH FY2019	IN0162L5H021805	PSH	13	\$ 217,192	\$ 2,010,683
14	1	98	Centerstone of Indiana		Centerstone Martinsville Plaza Apartments FY2019	IN0039L5H021811	PSH	10	\$ 41,779	\$ 2,052,462
15	1	95	IHCDA / Aspire Indiana, Inc.		IHCDA CoC II FY2019 -Aspire	IN0148L5H021803	PSH	8 / 6	\$ 376,819	\$ 2,429,281
15	1	70	IHCDA / Meridian Health Services, Inc.		IHCDA CoC II FY2019 -Meridian	IN0148L5H021803	PSH	6	\$ 231,946	\$ 2,661,227
16	1	95	IHCDA	Mental Health America of West Central Indiana	MHA West Central IN YOUnity Village FY2019	IN0133L5H021803	RRH	7	\$ 231,649	\$ 2,892,876
17	1	95	IHCDA	Regional Mental Health Center	RMHC Scattered Site PSH FY2019	IN0065L5H021811	PSH	1a	\$ 114,118	\$ 3,006,994
18	1	93	IHCDA	Meridian Health Services	Integrated Permanent Supportive Housing I FY2019 - Meridian	IN0167L5H021805	PSH	6	\$ 218,055	\$ 3,225,049
18	1	80	IHCDA	Oaklawn Psychiatric Center, Inc.	Integrated Permanent Supportive Housing I FY2019 - Oaklawn	IN0167L5H021805	PSH	2	\$ 119,557	\$ 3,344,606
19	1	93	IHCDA	Kosciusko County Shelter for Abuse, Inc.	Kosciusko County Rapid Rehousing FY2019	IN0168L5H021805	RRH	2	\$ 149,439	\$ 3,494,045
20	1	93	IHCDA	Oaklawn Psychiatric Center, Inc.	Chapman West Plains FY2019	IN0149L5H021803	PSH	2a	\$ 108,275	\$ 3,602,320
21	1	93	IHCDA	Mental Health America of West Central Indiana, Inc.	MHA West Central IN Terre Firma FY2019	IN0094L5H021810	PSH	7	\$ 56,342	\$ 3,658,662
22	1	90	IHCDA	Park Center, Inc.	Park Center PSH FY2019	IN0150L5H021803	PSH	3	\$ 301,042	\$ 3,959,704
23	1	90	IHCDA	ECHO Housing Corporation, inc.	ECHO LP2/Ren 16 FY2019	IN0135L5H021803	PSH	12	\$ 276,872	\$ 4,236,576
24	1	90	Centerstone of Indiana, Inc.		Centerstone Stepping Stones, Inc. FY2019	IN0053L5H021811	TH	10	\$ 80,273	\$ 4,316,849
25	1	88	IHCDA	Community Action of Northeast Indiana, Inc. dba Brightpoint	Brightpoint PSH FY2019	IN0019L5H021811	PSH	3	\$ 313,045	\$ 4,629,894
26	1	88	Housing Opportunities Inc.		Perm 5	IN0104L5H021806	PSH	1	\$ 248,869	\$ 4,878,763
27	1	85	IHCDA	Porter-Starke Services, Inc. (Orig. Regional Mental Health Center, Inc.	South Shore Commons FY2019	IN0109L5H021804	PSH	1a	\$ 302,285	\$ 5,181,048
28	1	83	Community Mental Health Center, Inc.		Batesville Permanent Housing II	IN0163L5H021805	PSH	14	\$ 324,870	\$ 5,505,918
29	1	83	IHCDA	Aspire Indiana, Inc.	Aspire Mainstream II FY2019	IN0093L5H021810	PSH	8	\$ 153,743	\$ 5,659,661

30	1	83	YWCA North Central Indiana		YWCA TH-RRH for DV	IN0206L5H021801	TH-RRH	2a	\$	207,832	\$ 5,867,493
31	1	82	IHCDA	Sojourner Truth House, Inc. (Orig. Catholic Charities Gary)	Gary Pathway FY2019	IN0090L5H021810	PSH	1a	\$	485,702	\$ 6,353,195
32	1	82	IHCDA	Preservation Non-Profit Housing Corp	NWI Veterans Village Homes for Heroes FY2019	IN0160L5H021200	PSH	1a	\$	418,635	\$ 6,771,830
33	1	82	ECHO Housing Corporation		New Start Scattered Site Housing FY2019	IN0123L5H021809	PSH	12	\$	261,697	\$ 7,033,527
34	1	80	IHCDA	Edgewater Systems for a Balanced Living, Inc	Edgewater Scattered Site PSH FY2019	IN0024L5H021811	PSH	1a	\$	190,046	\$ 7,223,573
35	1	80	IHCDA	Porter-Starke Services, Inc.	Housing Opps Porter Starke Supportive Housing FY2019	IN0136L5H021804	PSH	1	\$	216,932	\$ 7,440,505
36	1	80		Family Service Association of Howard County, Inc	Renewal Rapid Rehousing FY19	IN0193L5H021802	RRH	5	\$	113,906	\$ 7,554,411
37	1	80		Centerstone of Indiana	Centerstone Limestone PSH FY2019	IN0177L5H021804	PSH	10	\$	119,351	\$ 7,673,762
38	1	80		Centerstone of Indiana	Centerstone Caldwell house PH FY2019	IN0161L5H021806	PSH	11	\$	45,093	\$ 7,718,855
39	1	79	IHCDA	Family Service Association of Howard County, Inc.	FSABC Jackson Street Commons FY2019	IN0159L5H021805	PSH	5	\$	180,393	\$ 7,899,248
40	1	78	IHCDA	Aurora, Inc.	Aurora Beacon PSH FY2019	IN0154L5H021807	PSH	12	\$	190,164	\$ 8,089,412
41	1	77		Center for the Homeless	Center for the Homeless PSH FY2019	IN0180L5H021803	PSH	2a	\$	307,246	\$ 8,396,658
42	1	75	IHCDA	Centerstone of Indiana, Inc.	Centerstone Dunn Supportive Housing FY2019	IN0103L5H021804	PSH	9	\$	96,739	\$ 8,493,397
43	1	75		Community Mental Health Center, Inc.	Batesville Permanent Housing I	IN0088L5H021810	PSH	14	\$	114,633	\$ 8,608,030
44	1	75		Center for the Homeless	Center for the Homeless RRH FY2019	IN0189L5H021803	RRH	2a	\$	53,875	\$ 8,661,905
45	1	75		Community Mental Health Center, Inc.	Vevay II Permanent Housing	IN0122L5H021808	PSH	14	\$	62,778	\$ 8,724,683
46	1	2018 NEW		Aspire Indiana, Inc.	Continuum of Care Renewal	IN0215L5H021800	PSH	8	\$	405,028	\$ 9,129,711
47	1	2018 NEW		ECHO Housing Corporation	Garvin Lofts FY2019	IN0195L5H021802	PSH	12	\$	305,121	\$ 9,434,832
48	1	2018 NEW		Lafayette Transitional Housing Center, Inc.	LTHC Union Place PSH Apartments	IN0203L5H021801	PSH	4	\$	394,200	\$ 9,829,032
49	1	2018 NEW		Life Treatment Centers	Life Treatment FY2019	IN0145L5H021806	PSH	2a	\$	170,672	\$ 9,999,704
50	1	2018 NEW		Shalom Community Center, Inc.	Shalom Davis Homes FY2019	IN0214L5H021800	PSH	10	\$	322,604	\$ 10,322,308
51	1	N/A	IHCDA		2019 HMIS BOS	IN0031L5H021811	HMIS	N/A	\$	579,912	\$ 10,902,220
52	1	N/A	IHCDA		Coordinated Entry SSO FY2019	IN0165L5H021805		N/A	\$	274,000	\$ 11,176,220
53	1	N/A	IHCDA		IHCDA DV Coordinated Entry FY2019	IN0212D5H021800	DV FUNDING	N/A	\$	275,000	\$ 11,451,220
54	1	N/A	IHCDA		IHCDA DV State-Wide RRH FY2019	IN0217D5H021800	DV FUNDING	N/A	\$	1,397,276	\$ 12,848,496
55	1	N/A	IHCDA		IHCDA State-Wide DV TH-RRH FY2019	IN0217D5H021800	DV FUNDING	N/A	\$	549,305	\$ 13,397,801
56	1	74		Life Treatment Centers	LTC-Permanent Housing	IN0145L5H021806	PSH	2a			\$ 13,397,801
56	1	73		CoC of NWI	CoC of NWI RRH	IN0183L5H021803	RRH	1a	\$	199,217	\$ 13,597,018
57	1	73		AIDS Ministries / AIDS Assist	PSH AMAA	IN0174L5H021804	PSH	2a	\$	127,606	\$ 13,724,624
58	1	70		Shalom Community Center, Inc.	Shalom Crawford Homes FY2019	IN0147L5H021804	PSH	10	\$	428,724	\$ 14,153,348
59	1	70		Bridges Community Services, Inc.	JUMPSTART RRH FY2019	IN0182L5H021803	RRH	6	\$	219,501	\$ 14,372,849
60	1	70	IHCDA	Meridian Health Systems	IHCDA CoC III - Meridian	IN0155L5H021807	PSH	6	\$	62,670	\$ 14,435,519
60	1	55	IHCDA	Community Howard Regional Health	IHCDA CoC III - Community Howard	IN0155L5H021807	PSH	2	\$	112,796	\$ 14,548,315
60	1	47	IHCDA	City of Lafayette	IHCDA CoC III - City of Lafayette	IN0155L5H021807	PSH	4	\$	245,399	\$ 14,793,714
61	1	70		Centerstone of Indiana	Centerstone SCCMHC S+C FY2019	IN0048L5H021811	PSH	10	\$	57,001	\$ 14,850,715
62	1	68	IHCDA	Oaklawn Psychiatric Center, Inc.	Lincoln West Apartments FY2019	IN0137L5H021804	PSH	2	\$	91,166	\$ 14,941,881
63	1	65		Oaklawn Psychiatric Center, Inc.	Supportive Housing Rental Assistance	IN0012L5H021811	PSH	2 / 2a	\$	396,572	\$ 15,338,453
64	1	65		Community Mental Health Center, Inc.	Lawrenceburg Permanent Housing 2019	IN0121L5H021809	PSH	14	\$	90,552	\$ 15,429,005
65	1	65	IHCDA	CMHC, Inc.	CMHC Lawrenceburg II FY2019	IN0107L5H021804	PSH	14	\$	215,372	\$ 15,644,377
66	1	61		Edgewater Systems for a Balanced Living	Phoenix 2019-2020	IN0046L5H021811	PSH	1a	\$	132,143	\$ 15,776,520
	1	60		Shalom Community Center, Inc.	Shalom Johnson Homes FY2019 (Tier 1)	IN0181L5H021802	PSH	10	\$	344,054	\$ 16,120,574

67	2		Shalom Community Center, Inc.		Shalom Johnson Homes FY2019 (Tier 2)				\$	91,041	\$ 16,211,615
	2	60									\$ 16,211,615
68	2	60	Community Mental Health Center, Inc.		Vevay I Permanent Housing	IN0067L5H021811	PSH	14	\$	125,283	\$ 16,336,898
69	2	57	Oaklawn Psychiatric Center, Inc.		Supportive Housing Turnock Group Home	IN0013L5H021811	PSH	2a	\$	118,425	\$ 16,455,323
70	2	50	Community Mental Health Center, Inc.		Ludlow Permanent Housing	IN0092L5H021810	PSH	14	\$	125,468	\$ 16,580,791
71	2	New	Brightpoint		Brightpoint PSH Expansion	EXPANSION	PSH	3	\$	369,078	\$ 16,949,869
72	2	New	Lafayette Transitional Housing Center		LTHC Rapid Rehousing Expansion	EXPANSION	RRH	4	\$	400,446	\$ 17,350,315
73	2	New	Family Service Assn of Howard Cty, Inc.		RRH Expansion DV Bonus 2019	EXPANSION	PSH	5	\$	45,289	\$ 17,395,604
74	2	New	Housing Opportunities		Creekview Expansion	EXPANSION	PSH	1	\$	104,250	\$ 17,499,854
75	2	New	ECHO Housing Corporation		The Promise Home	NEW	PSH	12	\$	238,500	\$ 17,738,354
76	2	New	A Better Way		ABW Joint TH RRH DV Bonus 2019	NEW	Joint TH & PH-RRH	6	\$	450,693	\$ 18,189,047
77	2	N/A	IHCDA	2019 HMIS BOS - Expansion		EXPANSION	HMIS	N/A	\$	233,787	\$ 18,422,834
78	2	N/A	IHCDA	IHCDA CE Expansion FY2019		EXPANSION	CE	N/A	\$	148,703	\$ 18,571,537
									\$	18,571,537	\$ -

		Total CoC Project Request	\$	18,571,537
		Planning Grant	\$	648,550
		Total CoC Request	\$	19,220,087
2018 GIW	\$ 16,894,778.00	Tier 1	\$	16,083,162
Increase	\$ 1,180,887.00	Tier 2	\$	1,992,503
TOTAL	\$ 18,075,665.00	ARD	\$	18,075,665
Renewal Demand	\$ (18,571,537.00)	Unranked	\$	-
Addl DV Bonus Request	\$ (495,872.00)	Reallocation	\$	306,051
		Projects	\$	1,684,695
		grant	\$	648,550
		Max Planning Grant	\$	648,550
		Max CoC Request	\$	19,220,087

# Strategic Plan: Year 2 Update

# 2017-2021 STRATEGIC PLAN

IHCDA's Strategic Plan was adopted in June 2017 by the Board and began on July 1, 2017. It sets the following Strategic Priorities:

1. Pursue Innovation in all Programs and Services
2. Provide Thought Leadership
3. Emphasize Continued Quality of Services
4. Continuously Improve Program Management Practices and Partnership Building



# 2017-2021 STRATEGIC PLAN

## Current status:

- As of July 1, 2019 we have completed 2 years of the time frame covered by this plan.
- A more complete listing of projects and initiatives related to our Strategic Plan is included in your board packets.
- I will highlight a few endeavors in this presentation.

## What's next:

- We plan to bring in a facilitator to begin work on the next iteration of our strategic plan in the second half of 2020.
- The next strategic plan will build on accomplishments of this plan and focus on outputs, outcomes and Key Performance Indicators.

# PRIORITY 1: PURSUE INNOVATION IN ALL PROGRAMS AND SERVICES

## 1.2 Continue to be responsive to changing trends and best practices

- In the Energy Assistance Program (EAP) our partners in the field were reporting a need for more dollars allocated to crisis benefits to keep client utilities from being disconnected. We were also receiving a increased number of requests for emergency repairs to or replacement of home heating units.
  - The EAP staff researched program regulations and reached out to other states to see how they structured program requirements for furnace repair and replacement. We were able to craft a new program component to accommodate this need and added a budget line item for each regional partner.
  - We also increased the budget line item for crisis benefits enabling each client at risk of disconnect to get more dollars allocated for that need.
  - We also launched a summer crisis program to help clients with a vulnerable household member to keep their electricity on during the hot summer months and to purchase portable or window air conditioning units.

# PRIORITY 2: PROVIDE THOUGHT LEADERSHIP

## 2.3 Convene and engage in discussion around housing, homelessness, placemaking and other related issues

- Celebrate the 50<sup>th</sup> anniversary of the signing of the Fair Housing Act
  - Partnered with HUD to deliver Fair Housing training across the state;
  - Developed a public service announcement with the Indiana Civil Rights Commission that was distributed statewide;
  - Feature article included in *IHCDA...the Magazine* highlighting the anniversary and important legislation since the Act was signed;
  - Worked with the King Park—Kennedy King Memorial Initiative (KMMI) on a placemaking project in Indianapolis to use public art to recognize the historic 1968 speech by Robert F. Kennedy in the aftermath of Martin Luther King Jr.'s assassination.

# PRIORITY 3: EMPHASIZE CONTINUED QUALITY OF SERVICE

## 3.1 Ensure that clients and partners have a high quality experience

- Homeownership training videos
  - Training videos for lenders were placed on YouTube for ease of access.
    - Provides a pathway for those who aren't target audience to be redirected to other information sources.
    - Increases staff efficiency—staff are available to do other work rather than hosting training webinars each week.
    - Content is always fresh because videos are easy to update.
    - Videos are screened for accuracy—avoids human error in misstating or misrepresenting a requirement
    - Easy to advertise availability to participating lenders—staff can add to email signature block and easy to advertise via social media

# PRIORITY 4: CONTINUOUSLY IMPROVE PROGRAM MANAGEMENT AND PARTNERSHIP BUILDING

## *4.2 Develop and strengthen intentional partnerships to reach identified, prioritized populations*

- Expanded IHCD's reach to the Community Housing Development Organization (CHDO) community
  - Created the CHDO working group, a group of 8 CHDOs that meets bi-monthly.
  - Developed a non-profit assessment tool and CHDO survey.
  - Launched the CHDO marketing campaign and collected CHDO success stories, two of which have been published in IHCD The Magazine.
  - Researched best HOME practices on CHDO applications and made adjustments to IHCD's CHDO application process.
  - Launched the CHDO Executive Track in partnership with TDA Consulting. This is an intensive 16 week in-person and online course to provide our non-profit partners with HOME training and best practices for non-profits.